



Budbrooke
First Discussion Draft
Neighbourhood
Development Plan to 2029
August 2015

Kirkwells

The Planning People

Front picture

© Copyright Robin Stott and licensed for reuse under this Creative Commons Licence

Table of Contents

Introduction and Background

A Neighbourhood Development Plan for Budbrooke

Key Issues for the Parish

Vision and Objectives

Planning Policies

Next Steps

Appendix

1 Planning Policy Framework

1

Introduction and Background

About Budbrooke

- 1.1 Budbrooke Parish is situated about two miles West of Warwick. The Parish is divided both geographically and historically into three main areas
- **the ancient village of Budbrooke centred around St. Michael’s Church,**
 - Hampton-on-the-Hill, and
 - Hampton Magna.

Budbrooke village

- 1.2 The original parish dates from 1086 when Ralph de Limesi held Budebroc for William the Conqueror. It consisted of five hides of land, a mill, farms and woods. It was one mile long and three furlongs wide. The oldest parts of the Parish Church of St. Michael dates from the twelfth century. The centre of the old village and an ancient burial ground is close by.
- 1.3 **In 1350, the village suffered from the Black Death and literally became a “ghost town”. Most of the village, including the Vicarage and the Manor, crumbled. The track which now passes under the railway arch known as Kyte’s Bridge was the most likely route for the corpses being taken from the village to Dead Field on Hatton Hill.**
- 1.4 Of the original village, only the church remains. It was added to over the centuries, neglected in the 17th Century and only fully restored in Victorian times. The present village includes farm houses converted to private dwellings, farm buildings still in use, two former vicarages and a number of farm cottages now private dwellings

Hampton-on-the-Hill

- 1.5 When the old village declined, the centre of gravity of the parish moved to Grove Park – the home of the Dormer family who were granted the manor in 1608.
- 1.6 **In the 1640’s a force of five thousand Royalist horse and foot soldiers paused at Grove Park to rest. The Parliamentarian supporter, Lord Brook in Warwick, was aware of their arrival and, with seven thousand men, met the Royalists. After some ‘negotiations’ the Royalist forces marched away – joining the King and his army at Coventry.**
- 1.7 The village of Hampton-on-the-Hill, on the edge of Grove Park, became the main development area of the parish. A significant community developed there, with a shop that later became a police house, a forge, a Post Office, a club room and a public house. The club house was in the building that was once the Roman

Catholic School. There was also a Church of England School. The Roman Catholic Church of St Charles Borromeo was built by Lord Dormer and given to the Parish in 1819, and is still in active use.

- 1.8 Most of the other public buildings have, in recent times, been converted to private dwellings. However, a modern Village Hall – on the site of a previous hall provided by the Dormer family, still provides a focal point for the community.

Hampton Magna

- 1.9 The barracks of the Royal Warwickshire Regiment was created in 1877 within the parish, on a site about half a mile to the east of Budbrooke Church. A restored St. **Michael’s Church became the battalion church. The barracks remained in use until the mid-1960’s. In the late 1960’s and early 1970’s the barracks site was re-developed into the “20th Century Village” of Hampton Magna. As a result of the** community spirit in the new village, a Community Centre was built in Field Barn Road on land leased to the Parish Council by the local Warwick District Council. Budbrooke Primary School was built in 1968 – replacing the old school in Hampton-on-the Hill.
- 1.10 The military connections of the area are retained in some of the road names in the village, with the Royal Warwickshire Regiment itself being commemorated in the close called **simply, ‘The Warwicks’**. **Caen Close and Normandy Close recall** the part taken by the Royal Warwickshire Regiment in the liberation of France following the D-Day landings. Arras Boulevard commemorates the trench warfare of the First World War.
- 1.11 The barracks site was remembered in the celebrations of the 60th anniversary of VE / VJ Day which were held in the parish on 10th September 2005.

Amenities in the Parish

- 1.12 The parish has one school (Budbrooke Primary School) which is located in the centre of Hampton Magna. There are two churches in the parish; these are St **Michael’s, an Anglican parish church dating back to the 12th Century located in** Budbrooke village, and St Charles Borromeo Catholic Church in Hampton-on-the-Hill.
- 1.13 In the grounds of St Michael Church is situated a Church Centre which was opened in 1992 and is used by both church and community groups and a private nursery.
- 1.14 There is a parish hall in the grounds of the church of St Charles Borromeo, which is used occasionally for meetings of small groups.
- 1.15 The Budbrooke Community Centre which was extended in 1985 hosts a number of local community activities including 1st Hampton Magna Scout Group.
- 1.16 The original six shops in Hampton Magna included a newsagent, a hardware store, a VG shop (mini mart), a greengrocer, a hairdresser and a butcher's shop. Today, three units remain:

- a combined Post Office, newsagent and mini mart;
 - a beauty salon; and
 - The Open Door, a cafe, meeting centre and fair trade products shop sponsored by St. Michael's Church.
- 1.17 Housing has been built on the site of the other three units.
- 1.18 **The local pub, after being originally ironically called The 'Bout Time, because of the time it took the brewer to decide to build it, then became The Montgomery of Alamein (inevitably locally known as the Monty). It contains a fine collection of photographs and other memorabilia of the Royal Warwickshire Regiment including many photographs of Monty, and relics of the war in the desert. In early 2013, the Montgomery of Alamein closed its door for the last time and then underwent a redevelopment by an Asian businessman who also owns the local Costcutter's mini mart. It is now an English/Indian bar/restaurant called The Barracks Bar.**
- 1.19 Other facilities in Hampton Magna include a thriving GP surgery and pharmacy, the Cawston House suite of retirement properties, and two parks (on Styles Close and Montgomery Avenue).
- 1.20 In Hampton-on-the-Hill, most of the former public buildings have been converted to private dwellings. However, a modern village hall (on the site of a previous hall provided by the Dormer family) still provides a focal point for the community.

A Portrait of Budbrooke Parish

- 1.21 The Parish has a population of 1863, and covers an area of 903 hectares. This gives a population density of 2.1 persons per hectare, which is low compared to 4.9 persons per hectare which is the population density of the Warwick Warwick District as a whole.
- 1.22 The 2011 Census listed the usual resident population as 1863 people (917 males and 946 females). The age structure is broken down as follows
- 280 (15%) were aged 15 years and under, compared to 17.1% across the Warwick District and 18.9% across England;
 - 1181 (63.4%) were aged 16 to 64 years, compared to 66.1% across the Warwick District and 64.8% across England;
 - 402 (21.6%) were aged 65 years and over, compared to 16.7% across the Warwick District and 16.3% across England.
- 1.23 There are 793 dwellings located within the Parish. The Census records the number of households in the Parish as 782. Of these:
- 471 dwellings were detached (60.2%) compared to 24.6% in Warwick District;
 - 231 dwellings were semi-detached (29.5%) compared to 31.3% in Warwick District;
 - 45 dwelling were terraced (5.8%) compared to 21.6% in Warwick District;

Budbrooke Neighbourhood Development Plan –Draft August 2015

- 35 dwellings were a flat or apartment (4.5%) compared to 21.9% in Warwick District;
The figures are compared with Warwick Authority area as a whole from the Census figures.

1.24 The Census records the tenure of households in the Parish as follows

- 367 dwellings were owned outright (46.9%) compared to 32.6% across the Warwick District;
- 305 dwellings were owned with a mortgage/loan (39%) compared to 34% in Warwick District;
- 4 dwellings were in Shared Ownership (0.5%) compared to 0.9% in Warwick District;
- 47 dwellings were social rented (6%) compared to 13.4% in Warwick District;
- 57 dwellings were privately rented accommodation (7.3%) compared to 17.9% in Warwick District
- 2 households were living rent free (0.3%) compared to 1.2% in Warwick District.

1.25 In terms of transport, local residents depend more on cars and vans than elsewhere, with 92.5% of households having access to one or more vehicles, compared to 81.5% in Warwick District and 74.2% across England.

1.26 The parish has 1 Grade II* Listed Building and 8 Grade II Listed Buildings as follows:

Name	Location	Grade
Church of St Michael	Budbrooke	II
The Old House	Old School Lane, Budbrooke	II
Hampton Lodge	Warwick Road, Budbrooke	II
Hampton Hill Farmhouse	Norton Lindsey Road, Budbrooke	II
10 and 11 Main Street	Budbrooke	II
Church Farmhouse	Budbrooke	II
Church of St Charles	Main Street, Hampton on the Hill	II*
Lock House	Lock 34 at SP252664 on Grand Union Canal, Budbrooke	II
St Charles RC Presbytery	Main Street, Hampton on the Hill	II

1.27 The Parish is predominantly rural in character. There are no Sites of Special Scientific Interest (SSSI) within the Parish. There are a number of Ancient Woodlands and Tree Preservation Orders within the Parish Group.

1.28 Budbrooke also has an active community with many community services for example

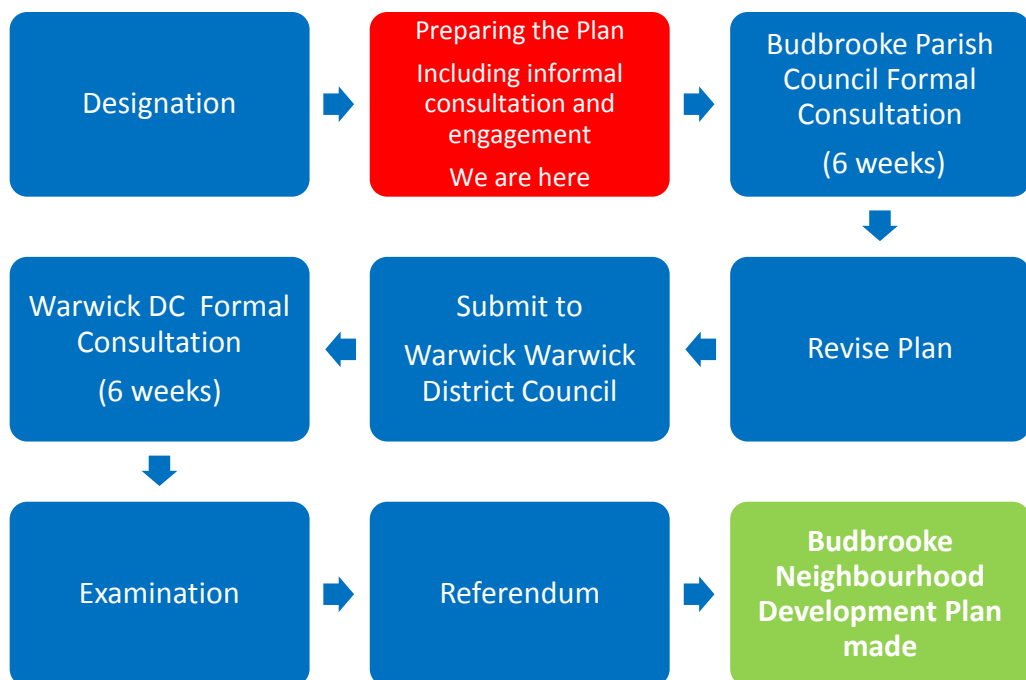
Budbrooke Neighbourhood Development Plan –Draft August 2015

- Scouts
- Brownies
- **2 Children’s Nurseries, pre-school** and toddlers sessions
- Hampton on the Hill Village Hall
- Hampton on the Hill Allotments
- The Open Door café and meeting centre
- An Equestrian Centre
- Two farms
- A Residents Association
- RVS Club for the Elderly
- Budbrooke Parish Council – who also manage Budbrooke Combined Charities
- Parkway Railway Station
- Trading Standards and WCC Highways depot
- Farm Shop
- Brewery

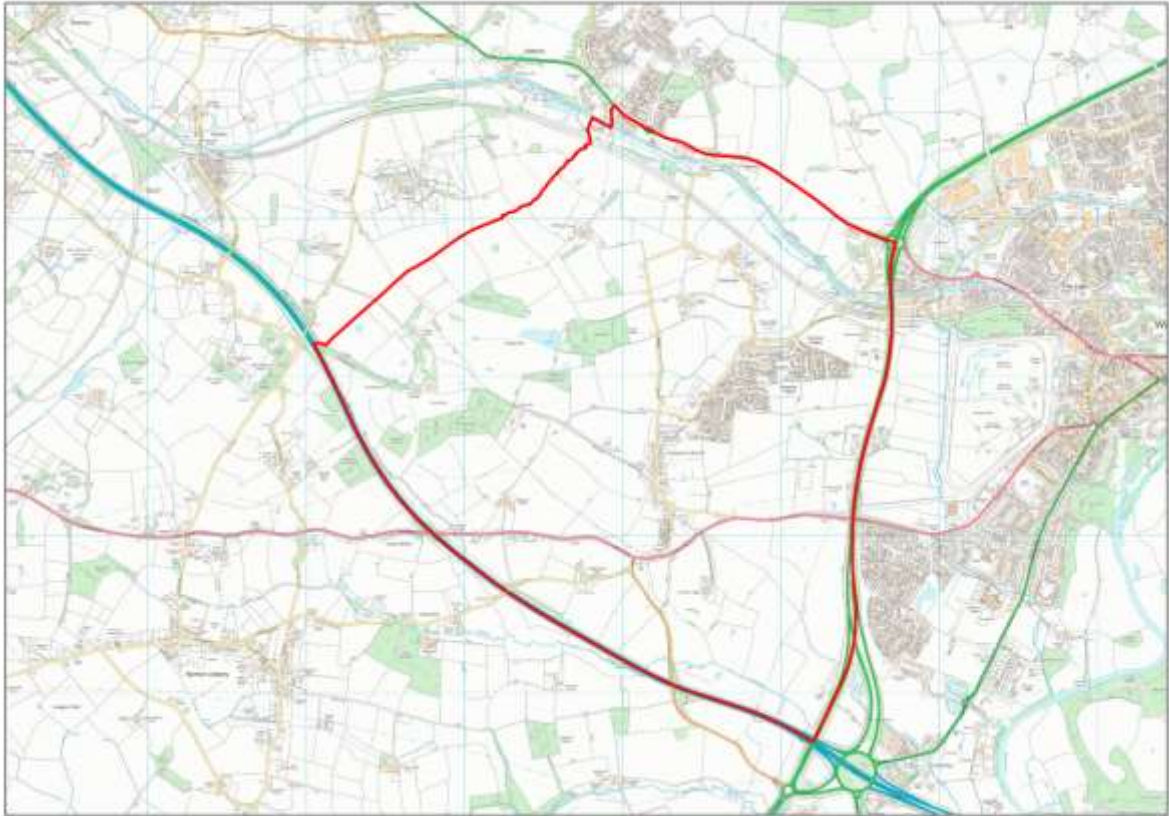
2 A Neighbourhood Development Plan for Budbrooke Parish

- 2.1 The Government has recently introduced substantial changes to the planning system in Britain. As part of these changes, under the Localism Act 2011, Town and Parish Councils and other bodies have been given the power to prepare Neighbourhood Development Plans for their local areas.
- 2.2 Neighbourhood Development Plans set out planning policies to help determine planning applications for new development and as statutory planning documents form part of the “Local Plan”. Policies and site allocations in **Neighbourhood Plans have to be in general conformity with the local authority’s** Local Plan and must take account of the National Planning Policy Framework. Neighbourhood Development Plans can help to shape and direct development, but cannot propose less development than the Local Plan.
- 2.3 Neighbourhood Development Plans have to be prepared following a procedure set by government.
- 2.4 This procedure must include two six week periods of consultation on the Draft Plan, and will culminate in a referendum on whether the plan should be made part of the statutory development plan for Warwick.

Figure 1 – The Neighbourhood Development Plan Preparation Process.



Designation



Map 1 Budbrooke Designated Neighbourhood Area

© Crown Copyright and database rights 2011 Ordnance Survey

- 2.5 The Parish Council for the group applied to Warwick Warwick District Council for designation as a Neighbourhood area. This was approved by the Council on 5th November 2014. The Designated Neighbourhood Area is shown on Map 1 above.
- 2.6 A volunteer steering group of villagers and parish councillors was set up by the Parish Council to help in the development of this plan. From an early stage, the Steering Group carried out a questionnaire, the aim was to reach right across the various groups, businesses, individuals and landowners (who contacted landowners and what was the outcome – we think Mike Dutton had an initial conversation do you know if there is more??) Do you want to put anything extra in here? to build up a picture (and evidence base) for the development of the Budbrooke Neighbourhood Development Plan.
- 2.7 The Budbrooke Neighbourhood Development Plan must take account of national planning policy. This is contained in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG).
- 2.8 This means the Budbrooke **Neighbourhood Development Plan must “plan positively to promote local development” and must “support the strategic development needs” set out in Warwick planning policy.** Therefore, our **Neighbourhood Development Plan has been prepared to be in “general**

conformity” with Warwick’s existing policies and to “take account” of emerging planning policies.

- 2.9 Presently, Warwick Warwick District Council’s strategic planning policy is contained in two key documents:
- Existing Policies - The Warwick Warwick District Local Plan 1996-2011 (as amended 2007); and
 - Emerging Policies - The Warwick Warwick District Local Plan 2011-2029.
- 2.10 Warwick Warwick District Council is preparing a new Warwick Warwick District Local Plan 2011 – 2029. The Local Plan was submitted on 30 January 2015 for Examination, along with focused changes which were consulted upon in autumn / winter 2014. Warwick Warwick District Council has now received the **Inspector’s findings regarding key aspects of the Local Plan. The Inspector’s letter raises some significant concerns with regard to the Local Plan, in particular, that there is an identified unmet housing need in Coventry and Warwickshire (at least 234 dwellings per annum), which Warwick DC will be required to address (jointly with the other authorities in the Housing Market Area) before the Plan can proceed. The Inspector has stated that, regardless of whether there is a need to provide more houses to contribute towards the unmet need, the total supply of houses set out in the Plan is not sufficient to meet the Warwick District’s housing requirement. Therefore there is a need to be planning for more houses, not less, to meet our obligations. The Inspector’s findings are likely to have far reaching implications for the progression of Warwick Warwick District’s Local Plan and for the work that needs to be carried out in the whole of Coventry and Warwickshire. The extent to which additional sites may need to be allocated in the Warwick District and the location of any sites is not known and will require further work and consultation in the coming months. The Warwick District Council is currently giving further consideration to the Inspector’s letter and the significant implications it will have with regard to the progression of the Local Plan and the delivery of the funding, infrastructure and policy to support it. In the meantime, work on the Neighbourhood Plan will continue, and as the position with the Local Plan becomes clearer the NDP may have to be amended and updated.**
- 2.11 The emerging new Warwick Warwick District Plan identified in Policy H1 that Hampton Magna is a Growth Village inset within the Green Belt and Hampton-on-the-Hill is a Limited Infill Village, washed over by the Green Belt. The need to preserve the openness of the Green Belt as a buffer between the village and surrounding towns is a particularly important aspect of the Local Plan and the neighbourhood Plan.
- 2.12 Policy DS10 Broad Location of Allocated Housing Sites identifies that sites within the Growth Villages and rural area should provide 763 new houses over the plan period (up to 2029). DS11 identifies that Hampton Magna will be providing an estimated number of 100 dwellings on the site to the south of Arras Boulevard. **These numbers may change, following the Inspector’s findings on the Local Plan.**
- 2.13 National planning policy is set out in the National Planning Policy Framework (NPPF) published in 2012. This sets out in paragraphs 6 and 7 that the purpose of the planning system is to contribute to the achievement of sustainable

development, and that the planning system has to perform an economic role, a social role and an environmental role.

2.14 Neighbourhood planning is addressed in paragraphs 183-185:

Para 183. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- *set planning policies through neighbourhood plans to determine decisions on planning applications; and*
- *grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.*

Para 184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.

2.15 A full list of relevant policies are included at Appendix 1.

3 Key Issues for Budbrooke

- 3.1 As part of the Budbrooke Parish Council Neighbourhood Plan consultation process the NP sub-group undertook to interview and or research local community facilities.
- 3.2 A major source of local information to aid compilation of the plan was in undertaking a community survey initially at the School Fete day on 20th June where residents were interviewed or took away forms to complete and return. A subsequent email circulation forwarded the same survey form to members of the Residents Association and the form was included in the Budbrooke Parish Council Newsletter and a number were taken and collected from Cawston House. By closing date (7th July) 98 forms were returned and this is a summary of the findings.
- 3.3 It was generally felt that this survey is of value in informing the subsequent Neighbourhood Plan. Surveyors and researchers gained a good feel for how this community is coping with the idea of new homes being built and these strategies are a good start in both engaging with residents, gaining information and securing groups or individuals who would be prepared to be involved in more discussion or focus groups for further consultation.
- 3.4 The survey asked residents to tick which services are used locally. It was clear from the response that there is considerable support in the Parish for community facilities and play areas, education facilities and local services including the pub and shops. A copy of the full report is available in Appendix 2. The responses are as follows:

FACILITIES/SERVICES USED	NO OF RESPONSES
Parish/Warwick District/ County Council	52
Allotments	2
Cubs/Scouts/Brownies	9
Nursery	7
Pre-School	12
School	24
Church	27
The Open Door	55
Local Shops	92
Community Centres/Halls	67
Pub	58
Bus	59
Train	77
Play Areas/Parks	50
Other? Canal/Footpaths/	14

Budbrooke Neighbourhood Development Plan –Draft August 2015

Recycling	1
G.P.	16

- 3.5 Questions in relation to facilities and/or services missing resulted in several responses in relation to improved community facilities and bus services. The responses are as follows:

FACILITIES/SERVICES MISSING	NO OF RESPONSES
More Shops/Small Supermarket	5
Clubhouse/Pavilion/Sports Facilities	3
Youth Club/Activities/Coffee Bar Film Club	9
Farm Shop	3
Improve Mobile Phone Cover/Broadband	10
Increase Parking Spaces	5
More Frequent/Better Bus/Train Services (Inc. Hosp/Sunday Services)	5
Increase Police Presence	3

- 3.6 In answer to the sort of new homes built in Budbrooke that would help local families in the future, the responses were as follows:

	No of responses
High/Low Rise Flats	1
Affordable/Shared Ownership Houses	24
Larger Executive Style Homes	9
Family Homes	38
Bungalows & Retirement Bungalows	44
Accommodation for Single People	18
Eco Homes	1
Older Peoples' Specialist Housing	25
Self-Build Options	11
Other? 2 Bed Houses	1
None	2

- 3.7 With regards to what residents do not like about the planned new homes in Hampton Magna, the responses are as follows:

	No of responses
Not needed/not happy/ don't like it /like nothing	31
Would increase traffic pollution, village atmosphere, busier more dangerous with more cars pre and post dev.	39
Spoil open aspect of village	7

Budbrooke Neighbourhood Development Plan –Draft August 2015

Lack of facilities	1
School/G.P. etc. already over subscribed	9
Affordable may bring in ha tenants - more crime?	2

- 3.8 Residents were asked to sum up in three words what living here means to them and their families. These were the responses:

Great, quiet and lovely
Friendly, happy, content
Quiet family village
Beautiful rural village
Happy, safe, fulfilled
Peace; quiet; nice
Family friendly village
Friendly – rural tranquility
Relaxful, quiet and accessible
Amazing community spirit
Safe, friendly and compact
Friendly, safe and welcoming
I Love It!
Good transport links
Small, supportive environment
Keep it peaceful
Love rural aspect
Close, friendly community
Urban, rural mix
No change needed
Love green space

4 Draft Vision and Objectives for Budbrooke.

- 4.1 The draft vision and objectives for the Neighbourhood Development Plan have been prepared taking into consideration the results of questionnaire and the key issues.

The Draft Vision for Budbrooke

A Parish that retains its quiet rural charm, maintains the individual character of the settlements within it and grows in a way that is in keeping with the design of the surrounding area and reflects the needs of its residents.

Objectives

Community Facilities and Infrastructure

1. To protect and enhance community facilities

Housing

2. To ensure that the new housing allocation in Hampton Magna (H27) is designed to integrate with the existing community, and does not have any detrimental effect on the existing village.
3. To ensure that new housing in Hampton-on-the-Hill is in keeping with the character and nature of the village.
4. To ensure that new housing across the Parish is provided of a size, type and tenure to accommodate the identified needs of the community.

Design, Natural and Built Environment

5. To protect and preserve the size, form and character of the villages.
6. To protect open and green spaces.
7. To protect the local landscape and the setting of the villages.

Traffic and Highways

8. To reduce traffic problems and improve highway and pedestrian safety
9. To ensure that Hampton Magna has the appropriate transport improvements to support future projected growth in the village.

Employment

10. To support home working and small businesses appropriate to the rural area.

5 Draft Neighbourhood Development Plan Policies for Budbrooke

This section sets out the planning policies to guide development in Budbrooke up to 2029. Whilst the policies are divided between the themes the plan should be read as a whole.

5.1 Community Facilities

5.1.1 Budbrooke Parish has a network of footpaths and open spaces, linking facilities around the villages, open countryside and long distance footpaths. It also has a range of community facilities. (see 1.28)

5.1.2 The Steering group have identified through consultation with residents that the protection and enhancement of community facilities is a key issue for the Neighbourhood Plan. *That a Planning condition be included to ensure the new infrastructure is in place as soon as the first 20 homes are completed (Claire don't know if this should go here but some of the sub-group felt strongly that something like this is included – advise??) This is not something that can be included. It is a chicken and egg as far as planning is concerned i.e. How can the infrastructure be funded without the houses being built. I don't think Warwick DC will accept such a condition.*

5.1.3 Policy SC8 of the Warwick Local Plan (1996-2011) supports the protection of community facilities. It states that:

Redevelopment or change of use of community facilities that serve local needs will not be permitted unless:-

- a) there are other similar facilities accessible to the local community by means other than the car; and either*
- b) the facility is redundant and no other user is willing to acquire and manage it; or*
- c) there is an assessment demonstrating a lack of need for the facility within the local community.*

5.1.4 Policy SC14 also states that contributions will be sought towards community facilities in conjunction with new development where appropriate.

5.1.5 Policy HS8 of the emerging Warwick Local Plan (2011-2029) regarding protecting community facilities states that:

Redevelopment or change of use of community facilities that serve local needs will only be permitted where it can be demonstrated that:

- a) There are similar facilities accessible to the local community by means other than the car, and either;*
- b) The facility is redundant and no other user is willing to acquire and manage it, or;*

- c) *There is an assessment demonstrating a lack of need for the facility within the local community.*

Policy Example

Protection and enhancement of local community facilities

There will be a presumption in favour of the protection and enhancement of existing community facilities such as village halls, shops and educational facilities. The change of use of community facilities will only be permitted for other health, education or community type uses (such as village halls, **club houses, health centres, schools and children’s day nurseries**) unless one of the following can be demonstrated:

- a) The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or
- b) Satisfactory evidence is produced that there is no longer a need for the facility

New community facilities will be permitted provided that:

- a) They are located within the settlement boundary;
- b) They are accessible by public transport, walking and cycling;
- c) There are opportunities to integrate services
- d) They would not have an adverse effect on residential amenity

- 5.1.6 The National Planning Policy Framework (NPPF) advises at paragraph 76 that **“local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space communities will be able to rule out new development other than in very special circumstances”**.
- 5.1.7 Paragraph 77 of the NPPF advises that **“the Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:**
- where the green space is in reasonably close proximity to the community it serves;
 - where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
 - where the green area concerned is local in character and is not an **extensive tract of land.”**
- 5.1.8 Table 3 below sets out how each the proposed protected local green spaces meet these criteria.
- 5.1.9 Policy HS3 of the emerging Warwick Local Plan (2011-2029) states that:

The Council supports the principle of designating land as Local Green Space. Local communities, through Neighbourhood Plans, may designate Local Green Spaces which are demonstrably special to their local community and of particular local significance in accordance with national planning policy.

Policy example
Protection of local green spaces

The following local green space(s) as shown on map x below are designated in accordance with paragraphs 76 and 77 of the NPPF:

Insert List of facilities – Look around the village. Are there any green areas which could be developed which you would like protecting as green spaces that have a special quality or significance? Mike will get hold of the grass cutting/land management schedule which will show these areas that need preserving. They will include

- Styles Close park*
- The Green at Montgomery Avenue*
- The existing footpath crossing the development site which we think is a designated public right of way*

Must satisfy all of the criteria in Para 5.1.7 above. Table 3 requires completion with each of the Green Spaces

New development which impacts adversely on the openness of these sites will not be permitted except in very special circumstances.

Note to Steering Group – Because the local green space designation is to be used sparingly and for the real “crown jewel” sites, I have included a second policy protecting other open spaces. You need to think about which local green spaces fall into each category and include a list. In addition, you may need some thoughts about what might constitute very special circumstances.

Table 3 – Local Greenspace – NPPF Criteria

Name of Site	Distance from Local Community	Special Qualities/Local Significance	Extensive tract of land
			Yes/No

Policy example - Protection of open spaces

The following open spaces as shown on Map X are protected.

Development affecting these open spaces will be permitted when:

- a) It does not have a detrimental impact on the historic character or rural setting of the open space;
- b) It would not lead to a detrimental impact on the wildlife of the open space; and
- c) It would not have a detrimental impact on views in to and out of the open space.

Map 2 Green Spaces Budbrooke Parish

© Crown Copyright and database rights 2011 Ordnance Survey

Policy Example

Community facilities and Community Infrastructure Levy

Development will be required to support proposals for improved community facilities and infrastructure in the parish. Priority will be given to the following proposals:

Include list of priorities for C.I.L.

Immediate thoughts are to extend the Community Centre or to ask for a foot & cycle bridge across the A46 to easier access into Warwick. However this latter could also be requested under 5.4.3. Policy Example b) and could use developers money and save the CIL for something that could not be funded otherwise. We would also like to consult with other residents in Sept to see if any other ideas are forthcoming

5.2 Housing

5.2.1 The emerging new Warwick District Plan identified in Policy H1 that Hampton Magna is a Growth Village inset within the Green Belt and Hampton-on-the-Hill is a Limited Infill Village, washed over by the Green Belt. The need to preserve the openness of the Green Belt as a buffer between the villages and surrounding towns is a particularly important aspect of the Local Plan and the neighbourhood Plan.

5.2.2 Policy DS10 Broad Location of Allocated Housing Sites identifies that sites within the Growth Villages and rural area should provide 763 new houses over the plan period (up to 2029). DS11 identifies that Hampton Magna will be providing an estimated number of 100 dwellings on the site to the south of Arras Boulevard. **These numbers may change, following the Inspector's findings on the Local Plan.**

- 5.2.3 The community consider it a key issue to ensure that the new development integrates with the existing village, and does not have a detrimental effect on the amenity of the existing residents.
- 5.2.4 This Neighbourhood Plan contains a detailed design framework for the new housing site. This framework will set out a set of principles to steer the design and delivery of this site

Policy Example

Design Principles - Residential Allocation Hampton Magna

Development of the site identified in Map 3 below will only be considered acceptable subject to the following design principles:

Density

- The density of the site should range between 20-25 dwellings per hectare (gross).

Traffic

- Traffic implications must be carefully considered and mitigated.
- Multiple access point should be investigated.
- Design of roads to include planting and other traffic calming measures

Construction Phase

- Consideration should be given to a temporary access road to the site from the access point from the former services Northbound on A46.
- Construction hours and deliveries will be conditioned

Layout

- Establish a well-connected internal street environment, including the existing public rights of way.
- Establish pedestrian and cycleway linkages between the existing housing and the site.
- Provide new footpath connections linking existing rights of way
- Includes adequate off-street parking for each dwelling

Design

- Proposals for the development of this site should include a proper and detailed site appraisal or survey which identifies the attributes of the site and its immediate surroundings.
- Design is in accordance with Design Policy XX
- Boundary treatments should respect the rural environment.
- Maintain existing trees and hedgerows, wherever possible.
- Houses will be a maximum two storey in keeping with the surrounding developments.
- A mix of house types and sizes will be required across the site
- The group felt this could include more detail such as ensuring bungalows and affordable homes are situated alongside other homes. Could some houses have basements? Should we stipulate something

around height restrictions? You cannot put onerous restrictions on developers over and above that identified in this policy

Affordable Housing

- Affordable housing should be provided at 40% on sites of 10 or more dwellings.
- Although a full range of affordable local housing will be needed, the mix of tenure types should include a proportion of intermediate housing, in particular shared equity and low cost market homes. (The exact balance will be determined according to evidence available at the time of any planning application, regarding current and future housing needs in the area.)
- Affordable homes will be mixed among open market homes wherever both are represented on the site.
- Affordable dwellings will be available in perpetuity to people with local connections as a first choice. *Clare this bullet caused massive discussion as how could these homes be available 'in perpetuity'?? Who would decide on tenancies? What about the right to buy – could this interfere with this point? This would all be decided through WDC/Registered Social Landlord lettings policies, but can be included. This does not affect Right to Buy initiatives.*

Self-Build

- Proposals for custom-built dwellings will be supported and encouraged. The developers and/or landowners will be expected to work with the community to utilise 'Community Right to Build' provisions where a partnership approach between landowners, developers and the community are agreed to have mutual benefits. *Clare again another massive discussion point. Why was this included separately from Affordable Housing (perhaps it could be entitled Self build affordable homes?) Is the developers (mentioned) the consortium of self builders? Could the positioning of a self build site me identified and having easy access (i.e. not on far side of the site)? Why would Parish Council work with the group – is this a planning requirement?? Self-Build are not necessarily affordable homes, that is dependent on the design materials etc. There is a specific definition for Affordable in the NPPF. We also agreed to get hold of the Barford Parish Plan policy on Right to Buy (apparently they did not include this originally and subsequently did – so we would like to address the issue now before plan is published). I have attached the Barford Policy below for your information*

BARFORD POLICY

Policy B2 – Ensuring an appropriate range of tenures, types and sizes of future housing and meeting local housing need.

All proposals for new housing development of 5 or more dwellings or 0.17ha in area (irrespective of the number of dwellings) will be required to

provide 40% affordable dwellings, remaining affordable and available in perpetuity to people with local connections. Proposals will have to demonstrate how they contribute to maintaining a mix of tenures, types and size of dwelling in the parish, and the steps they propose to take to ensure that affordable dwellings remain available to people with local connections.

- **Provide a mix of homes in accordance with the then most recent Barford, Sherbourne and Wasperton Housing Needs Survey (the current most recent being December 2013);**
- **Reflect the needs of the ageing population including seeking to provide the necessary facilities to cater for the needs of residents who wish to remain living in the village.**

Map 3 Hampton Magna residential allocation
© Crown Copyright and database rights 2011 Ordnance Survey



5.2.5 The Budbrooke Housing Needs Survey was carried out in 2014. The results indicated 15 respondents expressed a need for alternative housing. The specific needs are as follows:

Housing Association rented

- 1 x 1 bed flat
- 3 x 2 bed house

Housing Association shared ownership

- 1 x 1 bed flat

Budbrooke Neighbourhood Development Plan –Draft August 2015

2 x 2 bed house

Owner/occupier

- 1 x 1 bed flat
- 1 x 2 bed flat
- 2 x 2 bed bungalow
- 2 x 3 bed bungalow
- 1 x 3 bed house
- 1 x 3 or 4 bed house

5.2.6 The 2011 Census information relating to, tenure mix, house type and number of bedrooms in dwellings within the designated area is as follows:

Table 1- Housing and Tenure Mix

	England		West Midlands Region		Warwick Authority		Budbrooke Parish	
	Count	%	Count	%	Count	%	Count	%
All Households	22,063,368		2,294,909		58,679		782	
Total Owned	13,975,024	63.4%	1,489,094	64.9%	39,111	66.7%	672	85.9%
Shared Ownership	173,760	0.8%	15,230	0.7%	510	0.9%	4	0.5%
Social Rented	3,903,550	17.7%	435,170	19%	7,866	13.4%	47	6%
Private Rented	3,715,924	16.8%	321,670	14%	10,513	17.9%	57	7.3%
Living rent free	295,110	1.3%	33,745	1.5%	679	1.2%	2	0.3%

Table 2 - Accommodation type

	England		West Midlands Region		Warwick Authority Area		Budbrooke Parish	
	Count	%	Count	%	Count	%	Count	%
All Households	22,063,368		2,294,909		58,679		782	
Detached	4,949,216	22.4%	547,026	23.8%	14,453	24.6%	471	60.2%
Semi-detached	6,889,935	31.2%	854,301	37.2%	18,356	31.3%	231	29.5%
Terraced	5,396,459	24.5%	524,532	22.9%	12,660	21.6%	45	5.8%
Flat	4,668,839	21.2%	356,386	15.5%	12,870	21.9%	35	4.5%
Caravan etc.	80,964	0.4%	7,885	0.3%	108	0.2%	0	0%

Shared dwelling	77,955	0.4%	4,779	0.2%	232	0.4%	0	0%
-----------------	--------	------	-------	------	-----	------	---	----

Table 3 – Number of Bedrooms

	England		West Midlands Region		Warwick Authority Area		Budbrooke Parish	
	Count	%	Count	%	Count	%	Count	%
All Households	22,063,368		2,294,909		58,679		782	
No bedrooms	54,938	0.2%	5,375	0.2%	116	0.2%	0	0%
1 bedroom	2,593,893	11.8%	221,376	9.6%	6,049	10.3%	36	4.6%
2 bedrooms	6,145,083	27.9%	579,677	25.3%	16,314	27.8%	84	10.7%
3 bedrooms	9,088,213	41.2%	1,077,787	47%	21,771	37.1%	483	61.8%
4 bedrooms	3,166,531	14.4%	317,861	13.9%	10,415	17.7%	141	18%
5+ bedrooms	1,014,710	4.6%	92,833	4%	4014	6.8%	38	4.9%

Policy example

Scale and type of new housing within Hampton Magna and Hampton-on-the-Hill.

In order to retain the rural character of the designated area, proposals for new housing within Hampton Magna (Map 4) and Hampton-on-the-Hill (Map 5) will only be permitted when it is in accordance with the following criteria:

- (a) Located on an infill site; **What is the criteria for ‘infill’ site? – see below**
Is Bud really one of these? There are small sites within Budbrooke which could be infill
- (b) Maintains an appropriate density in context with the immediate surrounding area and not exceeding 25 dwellings per hectare; **would this also apply to custom build and self builds? This would apply to everything**
- (c) Ensures appropriate and safe access can be achieved;
- (d) Provides appropriate residential amenity for future occupiers (not located adjacent to noise generating agricultural, industrial or commercial activities);
- (e) Is of high quality design and is in keeping with the immediate surroundings, environment and rural landscape in accordance with the design policies of this plan;
- (f) **Incorporates originality, innovation and initiative in design, where appropriate;**

- (g) Demonstrates a contribution to the delivery of an appropriate mix of dwelling types and sizes including affordable housing, to meet the needs of all sectors of the community;
- (h) Reflects the scale and function of the settlement; and
- (i) Includes adequate parking, garaging and private and public amenity space for future residents; and
- (j) Is in accordance with all other relevant policies.

For the purposes of this policy infill is defined as

- Development which fills a restricted gap in the continuity of existing buildings where the site has existing building curtilages, normally residential, adjoining on at least two sides; and
- Development within the settlement which does not involve outward extension of that area; and
- Development of the site is a complete scheme and not the first stage of a larger development.

Map 4 Hampton Magna settlement boundary

© Crown Copyright and database rights 2011 Ordnance Survey

Map 5 Hampton-on-the-Hill settlement boundary

© Crown Copyright and database rights 2011 Ordnance Survey

5.3 Design, Built and Natural Environment

- 5.3.1 The design and integration of new development is crucial to the character of villages in the area.
- 5.3.2 Policy DP1 of the Warwick Local Plan (1996-2011) states that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design.
- 5.3.3 Policy DS3 - Supporting Sustainable Communities of the emerging Warwick Local Plan states:
We will promote high quality new development including:
- a) delivering high quality layout and design which relates to existing landscape or urban form and, where appropriate, is based on the principles of garden towns, villages and suburbs;*
 - b) caring for our built, cultural and natural heritage;*
 - c) regenerating areas in need of improvement;*
 - d) protecting areas of significance including high quality landscapes, heritage assets and ecological assets;*
 - e) delivering a low carbon economy and lifestyles and environmental sustainability.*
 - f) delivering communities and developments that are safe, secure and experience very low crime levels'*
- 5.3.4 The Parish Council consider it to be essential that the character of the villages and the surrounding landscape should be protected and enhanced.

Policy example

Design of Development in Budbrooke Parish.

The designated area has a distinctive and special character. All new development within the area will be permitted where it makes a positive contribution to that distinctive character and be of good design and quality. In seeking to protect and enhance the unique identity of the area, all development will be expected to take account of the following:

- (a) Contributes to local identity, and sense of place;
- (b) Is suitable in terms of the overall design and appearance of the proposed development (including size, scale, density, layout, access, lighting, street furniture, and signage) when assessed in relationship with surrounding buildings, existing layout, spaces, vegetation, water areas and other features of the street scene;
- (c) Use, and where appropriate re-uses, local and traditional materials or suitable artificial alternatives;
- (d) Does not result in backland development which has a detrimental impact on the character of the villageS. [What is backland developments?](#)
- (e) Includes adequate parking, garaging and private and public amenity space for future residents.

- (f) Ensures the use of space and landscape design is appropriate; and complies with current byelaws??
- (g) Relates well to the street and have an active frontage;
- (h) Respects local settings and garden forms/landscaping;
- (i) Ensures movement to, within, around, and through the development is acceptable;
- (j) Encourages originality, innovation and initiative;
- (k) Includes appropriate energy efficiency and conservation measures;
- (l) Uses Sustainable Drainage Systems; What might these be?? Ponds soakaways etc., to prevent surface water going into the already overloaded drainage systems. (Future developers know what they are.
- (m) Uses appropriate lighting for the location.

5.3.5 The residents and the Parish Council consider it important to protect the setting of the villages and the surrounding landscape.

Policy example

Protecting and enhancing local landscape character

Development proposals will be required to incorporate the following landscape design principles:

1. Development proposals should seek to preserve and enhance the character of the villages and surrounding scattered rural settlements and farmsteads. Schemes will be expected to conserve and protect the integrity and fabric of historic buildings and their settings, particularly where new uses are proposed, through the use of appropriate styles and sustainable locally distinctive materials.
2. Local habitats and wildlife corridors should be preserved and enhanced. Landscaping schemes will be required to incorporate planting schemes which use traditional and locally appropriate species to support and enhance biodiversity. Species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management. When constructing boundaries native tree species should be used. Existing hedgerows should be retained and the establishment of new native hedges is encouraged to support and protect wildlife.
3. Development proposals should conserve important local landscape features and species wherever possible. Mature and established trees should be protected and incorporated into landscaping schemes wherever possible.
4. The conservation of traditional farm buildings through continued and appropriate new uses is supported and repairs and alterations should use local materials and techniques wherever possible.

5. Sustainable construction, low carbon technologies and use of innovative solutions will be encouraged such as grey water recycling, rainwater harvesting, and reedbeds for sewerage and opportunities for local food production.

Clare what about an eco zone? What is best practice for eco homes? What is quality residential design – this was mentioned by one member? You cannot put onerous restrictions on land to require developers to have an area of a site solely for eco-zone. There has recently been a ministerial statement issued by the Government relaxing the standards in relation to this.

See link to RIBA document in relation to housing quality, however you cannot stipulate that any standards are achieved, over and above what has to be done through Part L of the Building Regulations.

<https://www.architecture.com/Files/RIBAHoldings/PolicyAndInternationalRelations/Policy/Housing/ImprovingHousingQuality.pdf>

5.4 Traffic and Highways

- 5.4.1 The residents and the Steering Group have concerns in relation to the highway network in the Parish and its ability to cope with the future planned growth. In addition there were concerns raised about traffic speeds, volumes and parking issues generated by Warwick Parkway.
- 5.4.2 The NPPF states at Paragraph 29 that transport policies have an important role to play in facilitating sustainable development, but also in contributing to wider sustainability and health objectives. It also states at paragraph 30, that encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.
- 5.4.3 Policy TR3 of the Warwick Local Plan (2011-2029) states that contributions towards transport improvements will be sought from all development that will lead to an increase in traffic on the road network.

Policy Example

Traffic Management and Transport Improvements

Proposals for improvements in road safety and traffic management will be fully supported by the Neighbourhood Development Plan.

Developer contributions and Community Infrastructure Levy payments will be sought towards the following within the parish:

- Highway improvement schemes to promote the safety of pedestrians and cycle users;
- Traffic calming measures, pedestrian priority schemes and the reduction in traffic speeds on routes through the villages;

- Increasing public and community transport to and from the designated area.

The parish council will work with and encourage providers of public transport to provide as full a service as is needed to support future development in the village.

Policy Example Sustainable Transport measures

Proposals should, where appropriate, make provision for sustainable transport measures, through:

- a) providing pavements and cycle paths enabling residents of all ages and abilities to walk, cycle or utilise mobility vehicles safely from their homes to connect with existing footways, where available, in order to gain access to village services and facilities;
- b) providing where possible, and where funding and developer contributions allow, new pedestrian and cycle routes or improving existing village networks to serve new development; *For example a foot/cycle bridge over the A46 to improve access to Warwick Town. Is this likely to ever happen??*
- c) taking the opportunity to contribute to establishing or enhancing pedestrian and cycle routes the villages and beyond.
- d) providing linkages to wildlife corridors and provision of landscaping and planting along routes to support local biodiversity objectives such as provision of new areas of woodland, new hedgerows, grassland and wetland habitats.

5.5 Employment

5.5.1 The Parish Council consider it important to protect existing employment premises and support new small scale employment opportunities including working from home.

5.5.3 Policy EC1 of the Warwick Local Plan (2011-2029) relates to directing new employment development in rural areas and states:

New employment development will be permitted in the rural areas in the following circumstances:

- e) To promote sustainable development in the growth villages (identified on the Policies Map)
- f) For the diversification of agricultural and other land based rural businesses in accordance with policy EC2
- g) Within the major sites identified on the policies map in accordance with Policy MS2.
- h) Within the allocated sub regional employment site where it provides for sub regional employment needs in accordance with DS16

- i) To support the sustainable growth and expansion of rural business and enterprise

In all instances applicants will be required to demonstrate that:

- a) The proposal would not generate significant traffic movements which would compromise the delivery of wider sustainable transport objectives, including safety, in accordance with TR2
- b) The design and scale of the proposal would not have a detrimental impact on the landscape and character of the area

In the Green Belt proposals will be determined in line with national policy and Policies MS1 and MS2

Policy Example
Supporting and enhancing existing small scale local employment.

Existing sources of local employment will be protected.

Redevelopment or change of use of existing employment premises will only be permitted when:

- The employment premises have been empty for a 6 months or more and during that time actively marketed without securing a viable alternative employment use; or
- Equivalent, or better, provision is made, elsewhere within the group of parishes, to replace the proposed loss of local employment space.

The development of new small-scale local employment opportunities and homeworking will be permitted within the Neighbourhood Development Plan area providing that they:

- Give priority to the re-use of a brownfield site, or the conversion of an existing building.
- Are of a scale appropriate to the immediate surroundings;
- Do not have a detrimental impact on surrounding residential amenity;
- Do not lead to the loss of open space or green infrastructure;
- Are located close to existing highways and do not have an unacceptable impact on traffic.
- Are in accordance with all other relevant policies of this plan.

6 Next Steps

- 6.1 This document is a discussion document for the Steering Group to work on.
- 6.2 The next Draft Plan will contain policies that are more bespoke to Budbrooke Parish. *Will Kirkwells provide these or do we?? This will be based on your views, and the community consultation days*
- 6.3 This document will be worked on over the next few months in consultation with the community.

Appendix 1 – Relevant Planning Policies

National Planning Policy Framework (NPPF)

Para 6: The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 7: There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- *an economic role* – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- *a social role* – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local **services that reflect the community’s needs and support its health, social and cultural well-being**; and
- *an environmental role* – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Delivering Sustainable Development

There are a number of elements to delivering sustainable development. These are outlined below with any specific references NPPF makes to neighbourhood plans.

1. *Building a strong, competitive economy.*
2. *Ensuring the vitality of town centres*
3. *Supporting a prosperous rural economy*
4. *Promoting sustainable transport*
5. *Supporting high quality communications infrastructure*
6. *Delivering a wide choice of high quality homes*
7. *Requiring Good Design*
8. *Promoting healthy communities*
9. *Protecting green belt land*
10. *Meeting the challenge of climate change, flooding and coastal change*
11. *Conserving and enhancing the natural environment*
12. *Conserving and enhancing the historic environment*
13. *Facilitating the sustainable use of minerals*

Neighbourhood plans

Para 183: Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Para 184: Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185: Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.”

Adopted Warwick Local Plan Saved Policies (1996-2011)

To be completed at a later date

Warwick Local Plan (2011-2029)

To be completed at a later date

Appendix 2 – Full survey report

For more information on the contents of this document contact:

Claire Parker

Director

Kirkwells

Lancashire Digital Technology Centre

Bancroft Road

Burnley

Lancashire

BB10 2TP

01282 872570

claireparker@kirkwells.co.uk